

COYOTE VALLEY SPECIFIC PLAN

Creating a New Town based on
SMART GROWTH PRINCIPLES

Coyote Valley Specific Plan



Council's Direction and Expected Outcomes

- Include North and Mid-Coyote for land planning and determine financing to secure South Coyote as permanent Greenbelt
- The line between Mid- and South Coyote shall not be moved
- North and Mid-Coyote may be planned together

Council's Direction and Expected Outcomes

- Overall character of North and Mid-Coyote should be a very urban, pedestrian, transit-oriented community
- Plan for extension of LRT and Heavy Rail
- Maximize land usage: 25,000 dwelling units and 50,000 jobs are minimums
- 50,000 jobs do not include support retail and public/quasi-public uses

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Council's Direction and Expected Outcomes

- Identify locations for public facilities in the plan
- North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas
- Identify financing measures for capital improvements needed to support planned development
- Plan must be feasible for private development
- Determine appropriate phasing of jobs and housing

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Council's Direction and Expected Outcomes

- Review potential to utilize sub-regions of Valley for jobs and housing when the sub-region has ability to finance the infrastructure
- Plan should facilitate acquisition of fee title or conservation easements in South Coyote
- Triggers could be changed to triggers based on the Valley or its sub-regions' if jobs and housing revenues can cover the cost of services

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